



LAND AVAILABLE FOR DEVELOPMENT

Approximately 8.3 Acres

Commercial Road, Hendon,
Sunderland SR2 8QS

**HTA**
REAL ESTATE

0191 245 1234

www.htare.co.uk

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LOCATION

The site is situated in the Hendon District of Sunderland approximately 1.5 miles south of the City Centre. Neighbouring occupiers include Sunderland City Council, Innerglass Ltd, James Burrell Builders Merchants, Plumbase and the Port of Sunderland.

The area is predominantly occupied by commercial and trade users. Industrial and trade uses are preferred by the vendor subject to planning consent. The property is prominently located with a 400m frontage to the East side of Commercial Road between Robinson Terrace and Promenade. The A1018 Commercial Road is the main arterial route into Sunderland from the South and has recently undergone extensive road improvements. Travel time from the site to the A19 is now less than 10 minutes.

DESCRIPTION

The land is a cleared site with a new access point from Promenade and an established access point from Commercial Road. The surface is a mixture of graded hardcore and hardstanding. Sunderland City Council will ensure that the site has adequate surface water drainage, power and mains services.

The site slopes gently from west to east but is relatively flat and available for immediate development.

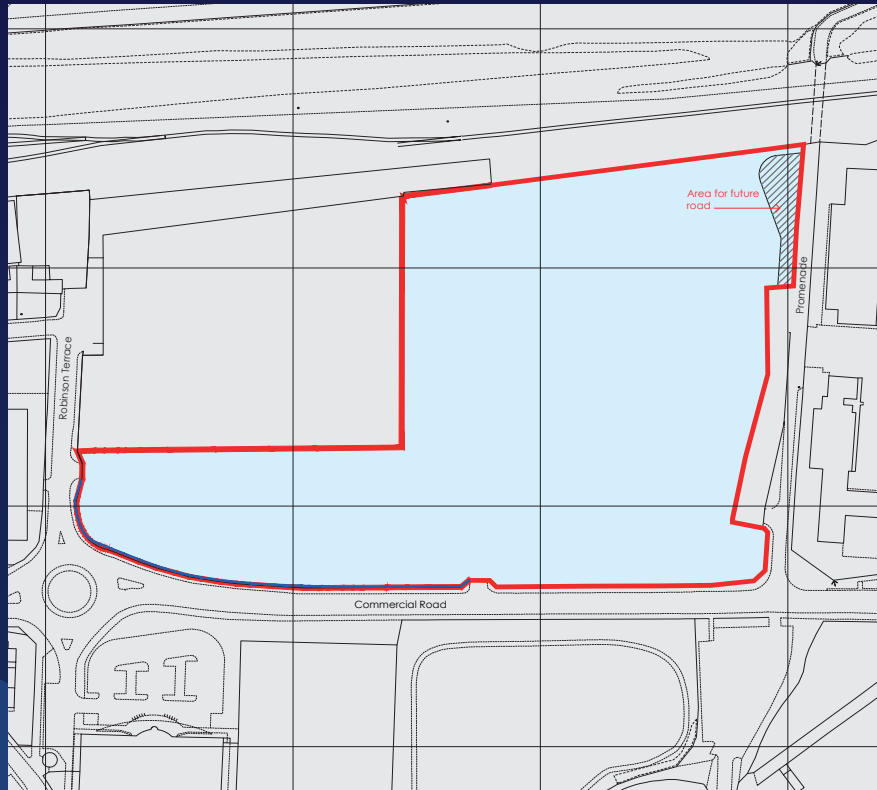
A masterplan commissioned by Sunderland City Council is available which highlights a mix of trade park units and mid-size industrial buildings.

SITE AREA

The site totals approximately 8.3 acres of developable land as shown on the attached red line plan.

PLANNING

The site is zoned as a site for employment generating use and historically there has been an application approved on part for trade/builder's merchants. Sunderland City Council are keen to see light industrial/trade park type development on this site.



TERMS

Sunderland City Council are keen to see this site developed and will favour any party who can bring the site back into economic use. They would consider the sale of a long leasehold interest in the site or alternatively would look at a JV partnership for a limited period at an agreed land value and on a phased basis.

Preference will be given to developers who can commit to providing some speculative buildings as well as potential pre-lets.

Alternatively, Sunderland City Council are able to deliver pre-lets on the site on their own account either on a leasehold or long leasehold basis.

VAT

All figures quoted are exclusive of VAT which may apply.



FOR FURTHER INFORMATION

Russell Taylor
russell@htare.co.uk
D: 0191 245 3012

Simon Hill
simon@htare.co.uk
D: 0191 245 3010

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